



EAST BOSTON DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>East Boston</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	38,413	589,141
1990	32,941	574,383
% Change 1990-2000	16.6%	2.6%
LAND AREA (Sq. Miles)		
	4.7	47.6
DENSITY, Persons per Square Mile		
2000	8,173	12,377
1990	7,009	12,067
OPEN SPACE, 1999, Percent of Neighborhood Land Area		
	14.8%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	19,078 (50%)	291,561 (50%)
Black	1,177 (3%)	140,305 (24%)
Hispanic	14,990 (39%)	85,089 (14%)
Asian or Pacific Islander	1,553 (4%)	44,280 (8%)
Native American	71 (<1%)	1,517 (<1%)
Other	440 (1%)	8,215 (1%)
Multi-Racial	1,104 (3%)	18,174 (3%)
TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)		
English	13,524 (46%)	322,119 (68%)
Spanish	10,319 (35%)	57,005 (12%)
Italian	1,993 (7%)	6,508 (1%)
Portuguese and Portuguese Creole ¹	1,423 (5%)	10,045 (2%)
Vietnamese	603 (2%)	7,825 (2%)
Arabic	330 (1%)	2,637 (<1%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	9,049 (24%)	116,559 (20%)
18-64	24,668 (64%)	411,246 (70%)
65+	4,696 (12%)	61,336 (10%)

¹ Portuguese & Portuguese Creole includes a number of dialects and Portuguese related language groups, including those with backgrounds in a number of countries, most notably Portugal, Brazil, and Cape Verde.

EAST BOSTON DATA PROFILE (Continued)

	<u>East Boston</u>	<u>Boston</u>
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$31,311	\$39,629
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	7,436 (19.5%)	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	26,167 (68.8%)	311, 414 (56.2%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)		
Occupied Housing Units	14,326	239,528
Percentage Owner-Occupants	28.1%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified renter households)		
Renters Paying More than 35% of Household Income Towards Rent	30.0%	32.1%

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>East Boston</u>	<u>East Boston</u>	<u>Boston</u>	<u>Boston Median</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Price</u>
2003	306	\$331,750	7,195	\$340,000
2002	332	\$267,500	7,878	\$315,000
2001	305	\$237,000	6,550	\$267,750
2000	313	\$193,701	7,687	\$235,000
1999	392	\$145,000	8,298	\$184,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2003	2 (0.7%)	22 (0.3%)
2002	0 (0%)	42 (0.5%)
2001	7 (2.3%)	32 (0.4%)
2000	7 (2.2%)	75 (0.9%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2003	Residential	24 (0.4%)	264 (0.3%)
	Commercial/Mixed	7 (1.1%)	184 (2.3%)
2002	Residential	25 (0.5%)	304 (0.4%)
	Commercial/Mixed	9 (1.5%)	176 (2.2%)

EAST BOSTON DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2003

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>East Boston</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	978	17.2%	80.7%	29,959	39.5%	84.3%
Two Family	1,246	21.9%	74.5%	18,208	24.0%	72.3%
Three Family	2,219	38.9%	58.6%	15,643	20.6%	54.6%
Total 1, 2, 3 Family Properties	4,443	77.9%	67.9%	63,810	84.0%	73.6%
Four-Six Family	227	4.0%	32.2%	2,858	3.8%	27.7%
Apartment Buildings	57	1.0%	17.5%	2,373	3.1%	5.4%
Mixed Residential/Commercial	262	4.6%	17.6%	2,283	3.0%	15.0%
Condominium Associations	90	1.6%	N/A	4,615	6.1%	N/A
Condominium Units	623	N/A	43.3%	41,207	N/A	53.2%
Total Residential & Mixed Properties	5,702	N/A	N/A	75,939	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>East Boston</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2003	9	\$4,872,000	156	\$443,094,876
2002	27	\$4,457,000	211	\$1,201,863,406
2001	9	\$4,884,115	182	\$782,877,160
2000	16	\$5,211,353	266	\$1,550,779,618